

\$699,900 - 23412 Pacific Park Unit 11k, Aliso Viejo

MLS® #OC25225787

\$699,900

2 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0 Acres

Canyon Villas (CANV), Aliso Viejo,

Welcome to your private treetop retreat in the heart of Aliso Viejo. This beautifully appointed corner condominium blends natural serenity with contemporary design, featuring soaring vaulted ceilings and an interior accented with biophilic touches that bring the outdoors in.

Inside, you'll find two spacious master bedrooms, each with its own private en-suite bath and walk-in closet, offering the ideal setup for privacy or multi-generational living. The dining area includes a built-in bar, perfect for entertaining, and flows seamlessly into the upgraded kitchen with recessed lighting, granite countertops, and natural stone flooring. A brand-new washer and dryer are included for added convenience.

The expansive living room boasts panoramic windows framing tranquil treetop views, anchored by a cozy fireplace for those cool winter evenings. Step outside to your private patio oasis, overlooking a lush landscaped hillside where relaxation and tranquility are a part of everyday life.

Additional highlights include a one-car garage plus an extra parking space conveniently located near the front door.

Community & Lifestyle

Located within a secure gated community, residents enjoy access to two resort-style



swimming pools, a fully equipped fitness center, and a community billiards room. Just a short stroll brings you to the vibrant Aliso Viejo Town Center, offering shopping, dining, movies, and summer concerts. Outdoor enthusiasts will appreciate the close proximity to hiking and biking trails, as well as world-class beaches just minutes away.

This condominium is more than a home—it's a lifestyle. Don't miss the opportunity to make this private retreat yours.

Built in 1990

Essential Information

MLS® #	OC25225787
Price	\$699,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,122
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Loretta Banks
Listing Office	Pellego, Inc.

Community Information

Address	23412 Pacific Park Unit 11k
Area	AV - Aliso Viejo
Subdivision	Canyon Villas (CANV)
City	Aliso Viejo
County	Orange
Zip Code	92656

Amenities

Amenities	Outdoor Cooking Area, Barbecue, Pool, Spa/Hot Tub
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Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
# of Garages	1
View	Panoramic, Trees/Woods
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Windows	Shutters
Foundation	Slab

Interior

Interior	Stone
Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Balcony, Separate/Formal Dining Room, Granite Counters, High Ceilings, Recessed Lighting, Bar, Bedroom on Main Level, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Gas Cooktop, Gas Oven, Microwave, Refrigerator, Water Heater, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One

School Information

District	Capistrano Unified
Elementary	Wood Canyon
Middle	Don Juan
High	Aliso Niguel

Additional Information

Date Listed	September 27th, 2025
Days on Market	29
Short Sale	N
RE / Bank Owned	N

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